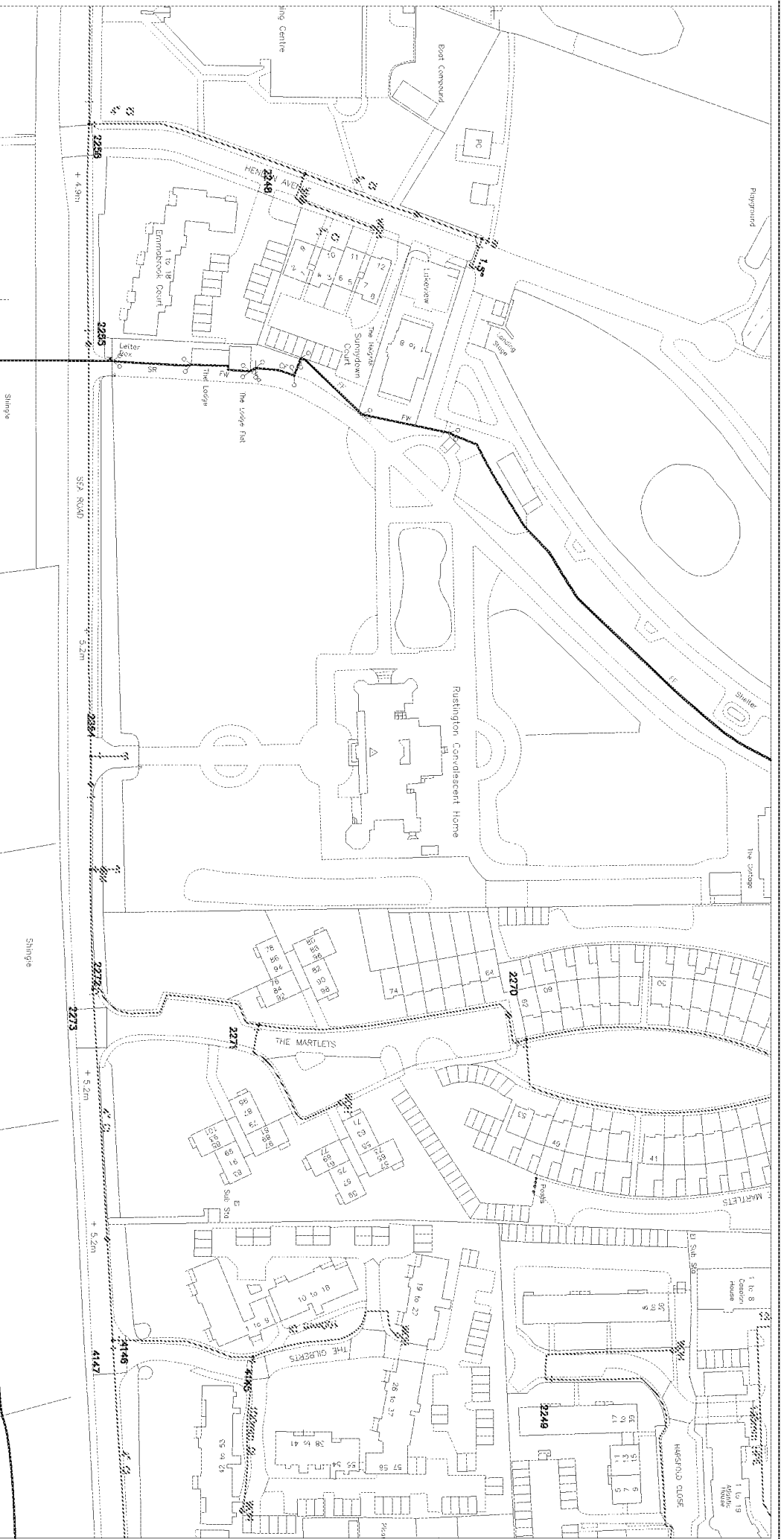




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Southern Water

N

O.S. Ref: TQ0401SW

Scale: 1:1250

Date: 15/09/2014

TITLE: 181001_Rustington Convalescent

APPENDIX F



1

Site Plan

Scale: 1:500

0

10

20

30

40

50 M

222-A-x-SP-01

AA

0

10

20

30

40

50 M

MBP ARCHITECTS

Unit 1, Trevello Court, Repton Road, Repton, Derby, DE1 1AP

Tel: +44 (0)20 8948 2776

info@mbparchitects.com

www.mbparchitects.com

RIBA

4th floor

NOTES

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy is to be noted with the architect before proceeding with the work.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked on.

On the scale drawing, figure dimensions to be worked on in all cases, if in doubt add.

This drawing to be read in conjunction with the following:

0

10

20

30

40

50 M

At Natural Scale

revisions

rev.

date

revision/author/checker

F

29/5/14

Block E position updated. Dimensions added (LR)

APPENDIX G

Steven Rooth
Odyssey
Elizabeth House (39) York Road
London
SE1 7NQ

Our ref: HA/2014/116088/01-L01
Your ref: 140814/MLB10
Date: 29 August 2014

Dear Steven

**PRELIMINARY OPINION:
CONSTRUCTION OF APPROX 30 NEW DWELLINGS AND CONVERSION OF 2
EXISTING BUILDINGS TO DWELLINGS
RUSTINGTON CONVALESCENT HOME SEA ROAD LITTLEHAMPTON BN16
2LZ**

Thank you for consulting the Environment Agency on the above pre-application enquiry. We are keen to help ensure that new development is as sustainable as possible and therefore appreciate the opportunity to comment on development proposals at this early stage.

From the location plan provided it is not clear whether your proposal covers all or just part of the site. The site is partly located in Flood Zone 3 defined by the NPPF as having a high probability of flooding.

It is a requirement of the NPPF that any planning application submitted for development within Flood Zone 3 is accompanied by a Flood Risk Assessment (FRA). This requirement must still be met.

In the first instance we recommend you liaise with the Local Planning Authority (LPA) to undertake the Sequential Test in accordance with the NPPF. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. We would advise you contact the LPA to discuss how the flood risk Sequential Test will affect your proposed development.

If the Sequential Test can be demonstrated, a FRA will also need to be submitted with your planning application. Your development will also need to demonstrate that the Exceptions Test set out in the NPPF has been complied with. As part of this the FRA should consider how the hazards from any residual flood risk can be managed to make the development safe across its lifetime, without increasing flood risk elsewhere.

We recommend that the sequential approach is adopted to site layout so that the most vulnerable uses are located in the areas of lowest flood risk. We understand

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

that this development is also proposed as an allocation in the Rustington Neighbourhood Plan and we are supportive of the inclusion of point 5 in their Policy which requires that development on this site is not proposed in Flood Zones 2 or 3.

The Flood Map in this location now takes account of wave overtopping. We recommend that finished floor levels for development are set above the 1:200 year flood level for 2115 plus an appropriate freeboard.

The Environment Agency can provide information on predicted flood levels and historical flood data for use in FRA's. For further information on the data we can provide, please visit our website at <https://www.gov.uk/planning-applications-assessing-flood-risk> or contact our Customers and Engagement team on: SSDEnquiries@environment-agency.gov.uk

In relation to your query regarding surface water discharge rates, the rate will vary. However for watercourses the discharge rate should be no greater than pre developed rates.

Further guidance on the requirements for undertaking a FRA can be found online at the links below:

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Please note we do not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users. The Planning Practice Guidance to the NPPF (Paragraph 057) places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

We recommend that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood resilient and resistant measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Whilst we encourage the provision of such measures, the approval or otherwise of these lies with the Local Planning Authority in consultation with relevant specialists. Additional guidance can be found in the Communities and Local Government Publication 'Improving the Flood Performance of New Buildings: flood resilient construction', which is available at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

The Environment Agency does not produce or recommend companies that prepare FRA's. However, contact details for external consultations who specialise in the production of FRAs and drainage schemes can be found at the following websites: <http://www.ciwem.org.uk> (searching under desired geographical region) or <http://www.endsdirectory.com/search/>.

We have provided this initial preliminary opinion in response to the pre application enquiry. If you would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this.

This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable before you submit. Please contact your local Sustainable Places team to discuss this further planningssd@environment-agency.gov.uk

We have also included a Detailed Advice Option document which you may find useful if you wish to take up our charged service. Please complete and return to us at planningssd@environment-agency.gov.uk

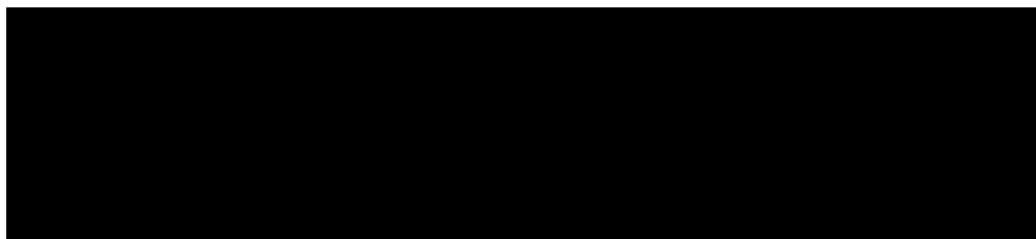
Please be aware we will only provide detailed advice on those aspects of your proposal which falls within our current ways of working. If you wish to discuss this please contact us on the number shown below.

As part of this preliminary response we have not technically reviewed any documents.

Our opinion is based on the information available to us at the time of the enquiry, if at the time of the submission of the formal planning application there have been changes to environmental risk or evidence, and/or planning policy our position may change.

Yours sincerely

Catherine Hutchins
Sustainable Places Planning Advisor
Environment Agency



PLEASE INDICATE WHAT TYPE/LEVEL OF DETAILED ADVICE YOU REQUIRE

Proposed development _____

Applicant's project manager _____

Types of advice required

Task 1 Assessments and environmental models

- ☐ 1.1 Flood Risk Assessment
- ☐ 1.2 Risk Assessment – land affected by contamination
- ☐ 1.3 Impacts on water bodies in a River Basin Management Plan
- ☐ 1.4 Environmental modelling

Task 2 Advice on preparing environmental statements (EIA development)

- ☐ 2.1 Review draft environmental statement
- ☐ 2.2 Review mitigation proposed by the company that would need planning approval

Task 3 Environmental mitigation and enhancements

- ☐ 3.1 Mitigation proposed that would need planning approval
- ☐ 3.2 Enhancements proposed as part of the development

Task 4 Environmental permits, licences and consents we issue

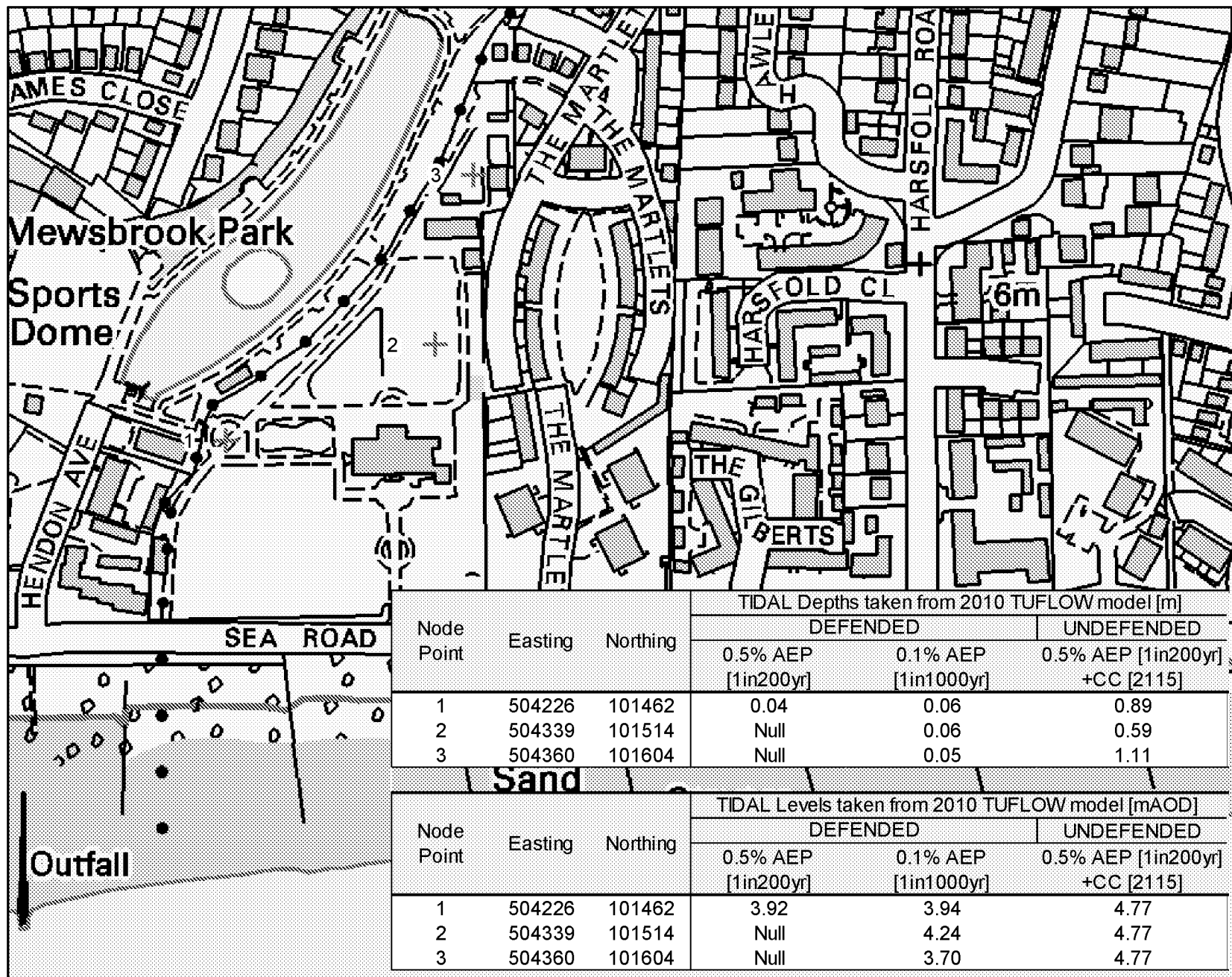
- ☐ 4.1 Planning related advice on environmental permits
- ☐ 4.2 Planning related advice on other licences & consents

Other Please outline any additional advice you may require

Once we have a clear picture of the level of service you require we will provide you with a break down in our Offer letter.

Please be aware our hourly rate for detailed planning advice is **£84/hour**

2010 Arun to Adur Modelled Depths and Levels Centered on Rustington Convalescent Home -
Created 12/09/2014 [Ref: SSD/4920/PC]

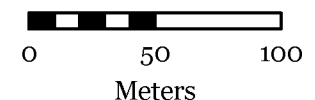


Legend

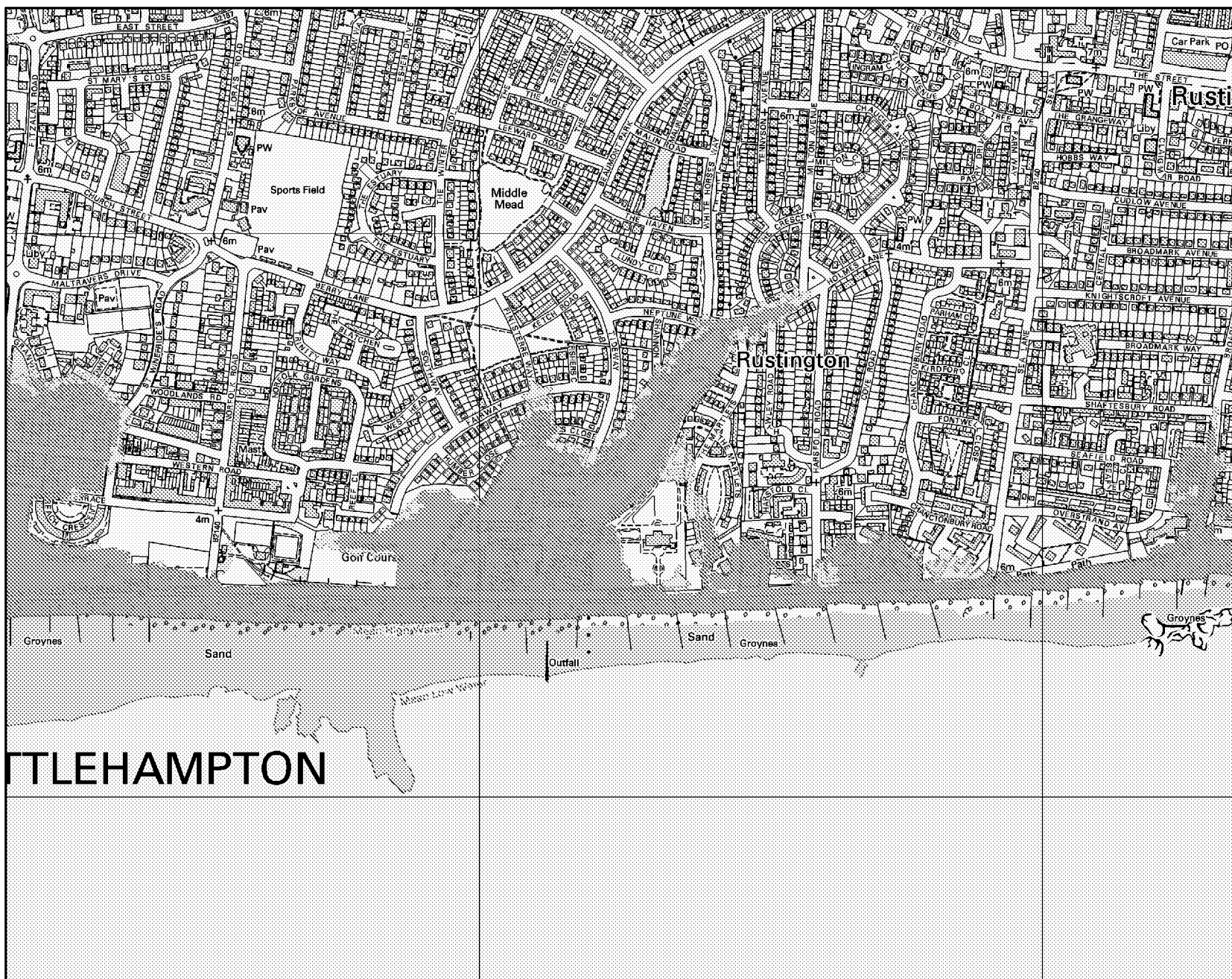
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*when printed at A4.



Flood Map for Planning Centered on Rustington Convalescent Home - Created 12/09/2014 [Ref: SSD/4920/PC]



Environment
Agency

Legend

- Main River
- Flood Zone 3
- Flood Zone 2

Flood Map Areas (assuming no defences)

Flood Zone 3

Shows the area that could be affected by flooding:
- from the sea with an 1 in 200 or greater chance of happening each year.
- or from a river with a 1 in 100 or greater chance of happening each year.

Flood Zone 2

Shows the extent of an extreme flood from rivers of the sea with up to a 1 in 1000 chance of occurring each year.

1:10,000 *

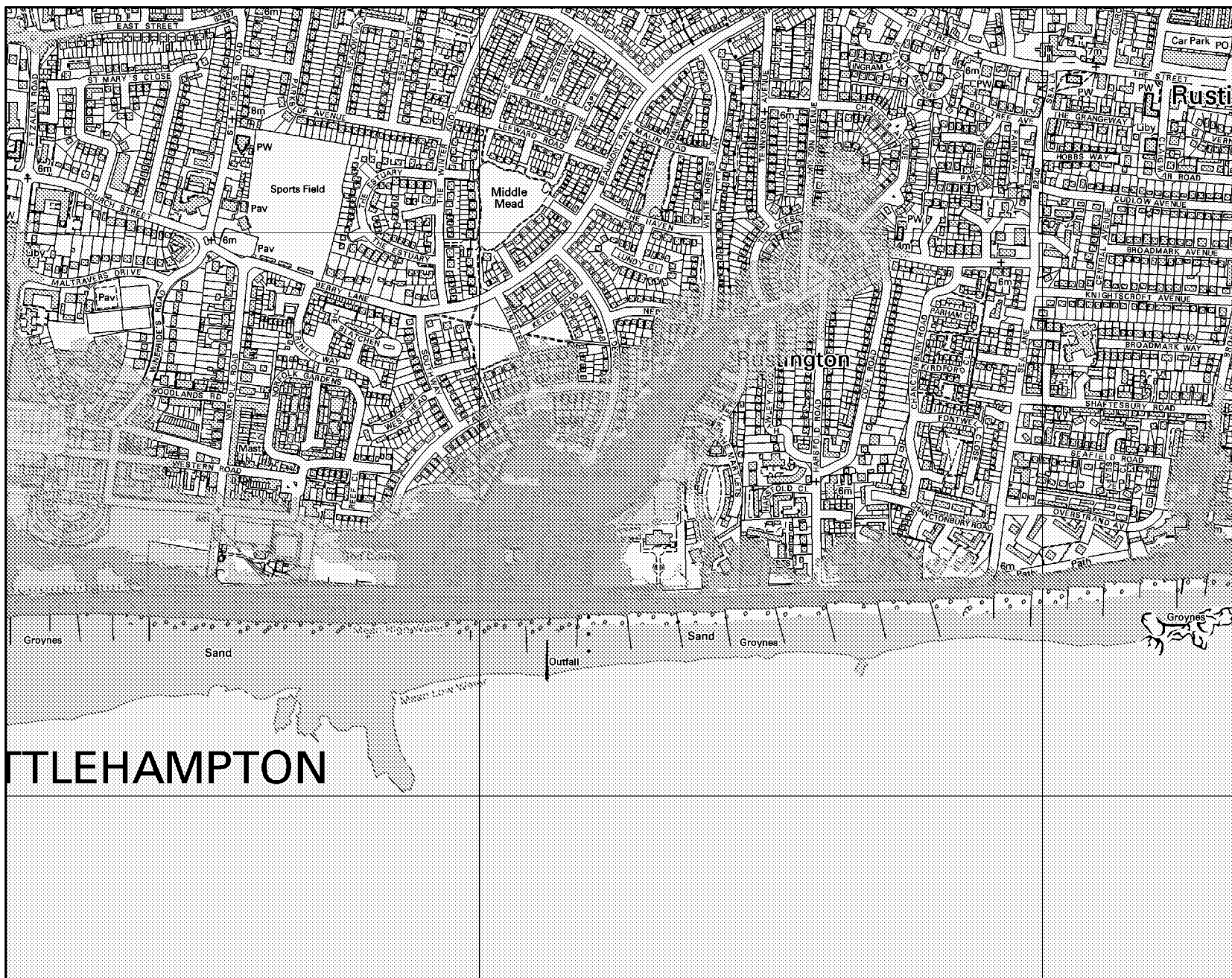
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0 170 340
Meters



2010 Arun to Adur Modelled Extents Centered on Rustington Convalescent Home - Created 12/09/2014 [Ref: SSD/4920/PC]



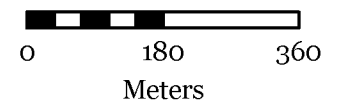
Environment
Agency

Legend

-  0.5% AEP [1in200] Und +CC [2115]
-  0.1% AEP [1in1000] Defended
-  0.5% AEP [1in200] Defended

1:10,000 *

*when printed at A4.



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Coastal Flood Defences Centered on Rustington Convalescent Home - Created 12/09/2014 [Ref: SSD/4920/PC]



Environment
Agency

Legend

Coastal Defences

- 1
- 2
- 3
- 4

EHAMPTON

ID	Asset Ref	Maintainer	Asset Type	Description	Crest Level (mAOD)	Asset Condition
1	074DDL9020402C03	Local Authority	Coastal Protection (man-made)	Sea Wall Groyne Shingle Beach	5.77	Local Authority Asset
2	074DDL9020402C02	Local Authority	Coastal Protection (man-made)	Sea Wall Groyne Shingle Beach	4.95	Local Authority Asset
3	074DDL9020401C05	Local Authority	Coastal Protection (man-made)	Sea Wall Groyne Shingle Beach	5.29	Local Authority Asset
4	074DDL9020401C04	Local Authority	Coastal Protection (man-made)	Sea Wall Groyne Shingle Beach	6.27	Local Authority Asset

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0 120 240
Meters



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APPENDIX H

APPENDIX I